071.0	0002	0023.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,695,400	/	1,695,400
USE VALUE:	1,695,400	/	1,695,400
ASSESSED:	1,695,400	/	1,695,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRANCHI ALBERT V/SUSAN M
Owner 2:	
Owner 3:	
Street 1:	87 BEVERLY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRANCHI ALBERT V -
Owner 2:	-
Street 1:	87 BEVERLY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .375 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1954, having primarily Texture 111 Exterior and 4196 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16345.000	733,200	6,300	955,900	1,695,400
Total Card	0.375	733,200	6,300	955,900	1,695,400
Total Parcel	0.375	733,200	6,300	955,900	1,695,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.05 /Parcel: 404.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 45409

GIS Ref

GIS Ref

Insp Date 10/22/18

!6058!

PREVIOUS ASSESSMENT

Parcel ID 071.0-0002-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	733,200	6300	16,345.	955,900	1,695,400		Year end	12/23/2021
2021	101	FV	733,200	6300	16,345.	955,900	1,695,400		Year End Roll	12/10/2020
2020	101	FV	733,900	6300	16,345.	955,900	1,696,100	1,696,100	Year End Roll	12/18/2019
2019	101	FV	542,600	7500	16,345.	955,900	1,506,000	1,506,000	Year End Roll	1/3/2019
2018	101	FV	542,600	7500	16,345.	819,300	1,369,400	1,369,400	Year End Roll	12/20/2017
2017	101	FV	542,600	7500	16,345.	764,700	1,314,800	1,314,800	Year End Roll	1/3/2017
2016	101	FV	542,600	7500	16,345.	655,500	1,205,600	1,205,600	Year End	1/4/2016
2015	101	FV	482,400	7600	16,345.	587,200	1,077,200	1,077,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:14:33

LAST REV

Date	Time
07/23/19	15:49:59
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6058

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANCHI ALBERT	1295-72		1/20/2005	Family	1	No	No		
HAWTHORNE WILLI	1099-92		8/14/1992		350,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2013	772	Solar Pa	28,880	C				
1/7/2004	10	Wood-Sto	1,000					
10/28/1997	683		80,000					ADD 2ND LEVEL

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	MEAS&NOTICE	BS	Barbara S
6/20/2013	Info Fm Prmt	EMK	Ellen K
5/29/2009	Entry Denied	189	PATRIOT
1/14/2005	Permit Visit	BR	B Rossignol
4/20/2000	Inspected	243	PATRIOT
11/2/1999	Mailer Sent		
10/13/1999	Measured	267	PATRIOT
7/30/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45409
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16345		Sq. Ft.	Site		0	70.	0.84	4			View	50					955,869						955,900	

Total AC/HA:	0.37523	Total SF/SM:	16345	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 955,869	Spl Credit	Total: 955,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	19 - Texture 111		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.96683764
Const Adj.:	0.95650083
Adj $ / SQ:	115.598
Other Features:	141043
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	821951
Depreciation:	88771
Depreciated Total:	733180

COMMENTS

BMT NOT SEEN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	5	Baths:	3	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

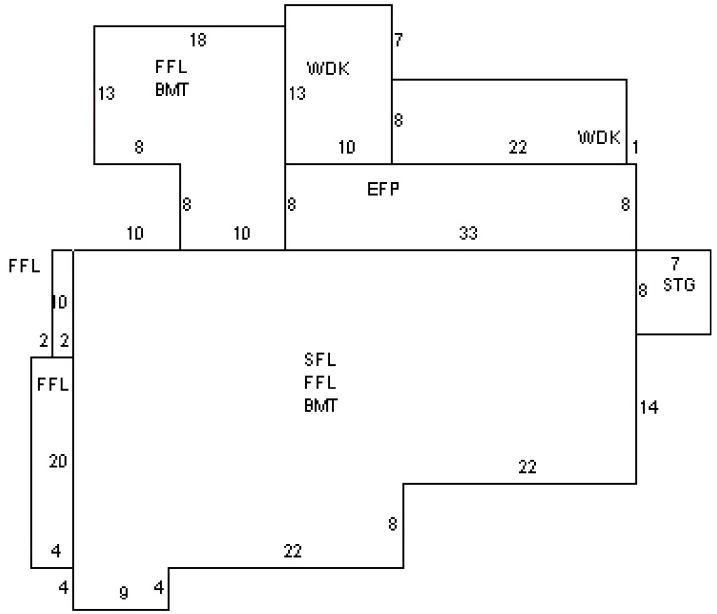
No Unit	RMS	BRS	FL
1	12	5	
Totals			
1	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	153.74
Special Features:	0	Val/Su Net:	128.09
Final Total:	733200	Val/Su SzAd	221.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,864	115.600	215,474
BMT	Basement	1,764	45.950	81,056
SFL	Second Floor	1,450	115.600	167,617
WDK	Deck	326	8.670	2,827
EFP	Enclos Porch	264	35.900	9,479
STG	Storage	56	9.160	513

Net Sketched Area:	5,724		Total:	476,966	
Size Ad	3314	Gross Area	5724	FinArea	4196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0002-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	AV	1960	24.47	T	40	101			3,900			3,900
A2	WOOD SHD	D	Y	1	4X8	A	AV	1990	12.25	T	23.2	101			300			300
22	Wood Deck	A	Y	1	14X20	A	AV	1990	9.57	T	23.2	101			2,100			2,100

More:	N	Total Yard Items:	6,300	Total Special Featues:	Total: 6,300